177.0	0008	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	675,400 / 675,400
					USE VALUE:	675,400 / 675,400
					ASSESSED:	675,400 / 675,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		UDINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LV ZHENGJIAN
Owner 2:	ZHANG SHUTING
Owner 3:	
Street 1:	19 UDINE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DE VRIES AMMANJAH M -
Owner 2:	-
Street 1:	19 UDINE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1968, having primarily Wood Shingle Exterior and 1647 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	275,700	700	399,000	675,400
Total Card	0.115	275,700	700	399,000	675,400
Total Parcel	0.115	275,700	700	399,000	675,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 410.08 | /Parcel: 410.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	120069
GIS Ref	
GIS Ref	
Insp Date	07/02/18

!13934!

PREVIOUS ASSESSMENT

Parcel ID: 177.0-0008-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	275,700	700	5,000.	399,000	675,400	675,400	Year End Roll	12/18/2019
2019	101	FV	225,600	700	5,000.	393,300	619,600	619,600	Year End Roll	1/3/2019
2018	101	FV	225,400	0	5,000.	302,100	527,500	527,500	Year End Roll	12/20/2017
2017	101	FV	225,400	0	5,000.	285,000	510,400	510,400	Year End Roll	1/3/2017
2016	101	FV	225,400	0	5,000.	262,200	487,600	487,600	Year End	1/4/2016
2015	101	FV	222,500	0	5,000.	245,100	467,600	467,600	Year End Roll	12/11/2014
2014	101	FV	222,500	0	5,000.	225,700	448,200	448,200	Year End Roll	12/16/2013
2013	101	FV	222,500	0	5,000.	225,700	448,200	448,200		12/13/2012

PRINT

Date	Time
12/11/20	03:49:25

LAST REV

Date	Time
12/27/19	08:25:53
apro	
13934	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DE VRIES AMMANJ	72790-28	1	6/19/2019		715,000	No	No		
DE VRIES AMMANJ	69461-253		6/20/2017	Convenience	1	No	No		
ONEK PETER M--E	64122-384		8/22/2014		500,000	No	No		
	21502-112		10/1/1991		192,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/5/2019	1388	New Wind	5,595					
7/13/2017	816	Insulate	2,218	C				
9/3/1998	637	Manual	1,800					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2018	MEAS&NOTICE	BS	Barbara S
5/14/2015	SQ Returned	MM	Mary M
3/10/2009	Inspected	163	PATRIOT
12/30/2008	Measured	163	PATRIOT
3/15/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
12/28/1999	Entry Denied	243	PATRIOT
7/17/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	120069
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	399,000	Spl Credit		Total:	399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PINK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1968	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	1.01454496
Adj $ / SQ:	184.901
Other Features:	97500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	399611
Depreciation:	123879
Depreciated Total:	275731

COMMENTS

646-1654.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB 1		

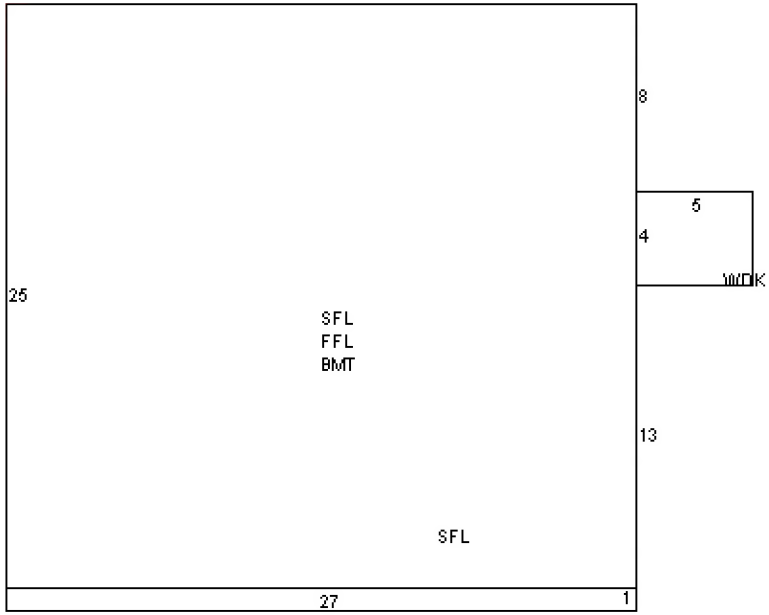
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	184.90
Special Features:	0	Val/Su Net:	133.06
Final Total:	275700	Val/Su SzAd	200.22

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	702	184.900	129,800
BMT	Basement	675	69.890	47,177
FFL	First Floor	675	184.900	124,808
WDK	Deck	20	16.230	325

Net Sketched Area:	2,072			Total:	302,110
Size Ad	1377	Gross Are	2072	FinArea	1647

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 177.0-0008-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2003	0.00	T	12.8	101						
19	Patio	D	Y	1	11X15	A	AV	2006	4.52	T	10.4	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700